MINUTES (Recording is available) PLANNING COMMISSION JANUARY 4, 2018 LAKEWOOD CITY HALL

PRE-REVIEW MEETING 6:30 P.M. LOWER CONFERENCE ROOM

REGULAR MEETING 7:00 P.M. AUDITORIUM

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present Kyle Baker Glenn Coyne, Vice Chairman William Gaydos, Chairman Louis McMahon Monica Rossiter Others Present

Bryce Sylvester, Director, Planning and Development Katelyn Milius, City Planner, Secretary Jennifer Swallow, Chief Assistant Law Director Mark Papke, City Engineer

2. Approve the Minutes of the December 7, 2017 meeting

A motion was made by Mr. McMahon, seconded by Mr. Gaydos to **APPROVE** the minutes of the December 7, 2017 meeting. All of the members voting yea, the motion passed.

3. Election of Chairperson

A motion was made by Mr. McMahon, seconded by Mr. Baker to **ELECT** Mr. Gaydos as Chair of the 2018 Planning Commission 2018. All of the members voting yea, the motion passed.

4. Election of Vice-Chairperson

A motion was made by Mr. Baker, seconded by Ms. Rossiter to **ELECT** Mr. Coyne as Vice Chair of the 2018 Planning Commission 2018. All of the members voting yea, the motion passed.

5. Opening Remarks

Ms. Milius read the Opening Remarks.

OLD BUSINESS CONDITIONAL USE

6. Docket No. 12-31-17 13415 Madison Avenue Ohio Wellness LLC

Fabio Salerno, Ohio Wellness LLC, applicant requests the review and approval of a Conditional Use in order to operate the Ohio Wellness LLC medical marijuana business; pursuant to Section 1129.02 - principal and

conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This item was deferred from the meeting in December. (Page 3)

Ms. Milius received communication from the applicant who requested a deferral until the meeting in February.

Prior to a vote, Mr. McMahon made a statement for the record.

A motion was made by Mr. Coyne, seconded by Mr. Baker to **DEFER** the item until the February 1, 2018 meeting. The Commission noted the deferrals were a burden to the residents who attended the meetings. Ms. Milius stated the applicant was aware to be present at the meeting in February, or the item would be withdrawn. All of the members voting yea, the motion passed.

7. Docket No. 12-32-17 13415 Madison Avenue ATCL-5 dba: Curated Leaf

Adam Thomarios, ATCL 5 dba Curated Leaf, applicant requests the review and approval of a Conditional Use in order to operate the ATCL 5 dba Curated Leaf medical marijuana business approximately 2,920 sq. ft. with 12 parking spaces on site; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This item was deferred from the meeting in December. (Page 16)

Ms. Milius received communication from the applicant who requested a deferral until the meeting in February.

A motion was made by Mr. Baker, seconded by Mr. Coyne to **DEFER** the item until the February 1, 2018 meeting. The Commission reiterated the deferrals were a burden to the residents who attended the meetings to which Ms. Milius stated the applicant was aware to be present at the meeting in February, or the item would be withdrawn. All of the members voting yea, the motion passed.

8. Docket No. 12-34-17 15408 Madison Avenue The Forest Lakewood

Erik Vaughan, The Forest Lakewood, LLC, applicant requests the review and approval of a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. This item was deferred from the meeting in December. (Page 55)

Ms. Milius recapped the parking concerns as discussed at the December meeting and stated the applicant had been working toward a solution.

Erik Vaughan, The Forest Lakewood, LLC, applicant was present to explain the request.

City administration asked about the number of anticipated patient counts, size of the facility, which were lower than the original numbers provided. The applicant stated that the new patient numbers were for the first two years as the program ramped up. The new square footage was for the first floor retail. The applicant stated if parking became an issue the dispensary could move the facility to another location in Lakewood. The Commission inquired about the ingress/egress of vehicles for the proposed parking in the rear of the building and entry to the building by the patients from the parking lot. The applicant explained the driveway would be used for ingress/egress and pedestrians accessing the parking.

from the parking lot. The applicant explained the driveway would be used for ingress/egress and pedestrians accessing the parking.

Public comment was taken.

Mr. Vaughan addressed the concerns:

- The delivery truck would fit going through the alley and sally port.
- A CDC's study indicated there was not an increase in crime statistically.
- At the present time, the state did not allow dispensing of medical marijuana by pharmacists.
- Full-time, on-site armed guards and a secure entrance would prevent crime from occurring.

Ms. Milius said the Chief of Police still had concern, and all parties were working toward a mutual satisfaction.

Mr. McMahon did not think the parking for the location was adequate. Ms. Milius asked the applicant if there was success in working toward shared parking with an existing business. The Commission did not think the alley would work for both vehicle parking and patient foot traffic. The plan was weak. Mr. Sylvester suggested a deferral to allow time for the applicant to work on resolving the parking issue.

A motion was made by Mr. Gaydos, seconded by Mr. Coyne to **DEFER the item until the February 1, 2018 meeting**. All of the members voting yea, the motion passed.

NEW BUSINESS RECOMMENDATION TO DESIGNATE

9. Docket No. 01-01-1811730 Detroit AvenueReidy Bros. & Flanigan Furniture Co.

Lakewood Heritage Advisory Board, advisory to the Planning Commission, presents an application and recommendation to designate the property located at 11730 Detroit Avenue, Reidy Bros. & Flanigan Furniture Co., (PP# 312-33-016) as eligible to become an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district. (Page 64)

Richard Sicha, Chair of Lakewood Heritage Advisory Board was present to explain the request.

City administration supported the request. Dennis Marti, Director for Virginia Marti Inc. spoke about the project. Heather Rudge, Historic Preservation Consultant for the project added comments.

Public comment was closed.

Mr. McMahon said the proposal met the intent of the code. Mr. Sicha clarified that the nomination is just for the exterior of the building.

A motion was made by Mr. Gaydos, seconded by Mr. McMahon to **APPROVE the request for a RECOMMENDATION TO DESIGNATE** (Items 1 and 4, and 1 and 2 of Additional Considerations) the property at 11730 Detroit Avenue as eligible to become an historic property. All of the members voting yea, the motion passed.

CONDITIONAL USE

10. **Docket No. 01-02-18**13427-29 Madison Avenue

Euro Gyro Restaurant

Stephen Suhayda, Architect, applicant requests the review and approval of Conditional Use for seasonal sidewalk dining, pursuant to Section 1129.02 - Principal and Conditional Permitted Uses, Section 1129.13 -Supplemental Regulations for Outdoor/Seasonal Dining Facility, Section 1161.03(t) - Supplemental Regulation for Specific Uses - Outdoor/Seasonal Dining, and Section 1173.02 - Determination of Similar Use. A "Use of Public Agreement" may be required; approval by Architectural Board of Review was granted at its December 14, 2017 meeting. The property is located in a C3, Commercial, General Business district. (Page 83)

Stephen Suhayda, Architect, applicant was present to explain the request.

The Commission asked about the number of outdoor seating and asked for verification that ABR had approved everything; it was answered the seating capacity would be for 12 patrons.

Ms. Milius said the seating capacity and restroom were still being review by Housing and Building, and that the patio would be on private property therefore negating the necessity for a "Use of Public Property Agreement".

Public comment was taken.

It was verified the patio would operate only during the hours allowed, no speakers, and no lights.

A motion was made by Mr. McMahon, seconded by Mr. Coyne to APPROVE the application with the following condition: the final number of seats is approved by the Division of Housing and Building. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Gaydos, seconded by Mr. Coyne to ADJOURN the meeting at 8:03 p.m. All of the members voting yea, the motion passed.

inature on behalf of the Chair

2/1/2018





Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN NAME:			
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Prepared by: The City of Lakewood Law Departme				
Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:				
Date of Proceeding: huray 4 20/8				

Schwarz, Johanna

From:

Carney, TJ <TJ@cmcn.com>

Sent:

Friday, December 8, 2017 9:16 AM

To:

Planning Dept

Subject:

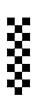
13415 Madison Ave.

I want to be on record that Ohio Wellness LLC has my support for obtaining and using the building at the address above as a Medical Marijuana Dispensary. The neighborhood just keeps getting well-er, I mean better!

Thomas J. (TJ) Carney 1639 Lewis Dr. Lakewood, OH 44107 440.398.9004 www.cmcn.com



Work Hard, Be Nice



To: Lakewood Planning Commission

12650 Detroit Avenue Lakewood. Ohio 44107

Re: Docket No. 12-31-17

13415 Madison Ave. Ohio Wellness LLC

This is in regards to a request for a permit to open a Medical Marijuana Dispensary. I feel permitting a Medical Marijuana Dispensary to operate at the above address is not a good idea. I have a few concerns and they are:

Most streets off Madison are residential with a lot of children. These children will have to walk past this place every time they go to the library, park or pool. These kids don't need to be conditioned to marijuana at this age. Also the high school is only three streets away. These kids don't need walking past this place either.

Parking will be a problem. It is limited now in that area and this will only add to it.

If this property is supposed to be for medical purposes, should it not be at a medical place where people who need it can also get help. With the new medical building going up at Detroit and Belle it would be ideal. There are also several other medical places in Lakewood that could be used. Something that is supposed to be medical should not be a storefront.

Property values, especially in that area, might go down. No one will want to live near a drug house, legal or otherwise.

I understand there is a use and need for marijuana, but it needs to be in the right type of building and I don't feel this is one.

Sincerely, Mary Lou Crawford 1667 Elbur Avenue Lakewood, Ohio 44107



COLUMBUS I CLEVELAND CINCINNATI-DAYTON MARIETTA

BRICKER & ECKLER LLP 1001 Lakeside Avenue East Cleveland, OH 44114-1142 MAIN: 216.523.5405 FAX: 216.523.7071

www.bricker.com info@bricker.com

William D. Mason 216.583.5468 wmason@bricker.com Katelyn Milius Planner Commission Secretary City of Lakewood 12850 Detroit Road Lakewood, Ohio 44107

> Re: Docket No. 12-31-17 13415 Madison Ave. Ohio Wellness LLC

Dear Ms. Milius:

Please defer the Ohio Wellness LLC application for a conditional use until February 1, 2018. Ohio Wellness LLC will submit an updated site and security plan prior to the February 1, 2018 meeting.

Very truly yours,

Wiliam J. Masan

William D. Mason

Attorney for Ohio Wellness LLC

WDM/alb

Schwarz, Johanna

From:

Milius, Katelyn

Sent:

Wednesday, December 27, 2017 9:45 AM

Final Reminder Regarding Application Corrections

To:

Schwarz, Johanna

Subject:

FW: ATCL 5 dba CURATED LEAF (DEFER) Planning Commission

FW: Important

Attachments:

doc14861220171223152711.pdf

FYI

From: Adam Thomarios [mailto:athomarios@thomarios.com]

Sent: Saturday, December 23, 2017 3:16 PM

To: Milius, Katelyn

Subject: ATCL 5 dba CURATED LEAF (DEFER) Planning Commission FW: Important Final Reminder Regarding Application

Corrections

Katelyn,

I hope you have enjoyed your holiday and time off. Please see email below from the Board of Pharmacy. All applicants were allowed to amend any part of our application up until the 20th as you can see below. Our group did change some items in our application in Lakewood. I will be getting a final copy from our consultants that ultimately submitted this to the state, with this being said. I received your letter (attached) and we are now past the date to submit any new information prior to the monthly meeting so I would request an extension to defer to the February meeting.

Sincerely,

Adam Thomarios THOMARIOS Vice-President SSPC Certified PCI#33560 330-670-9900 www.thomarios.com

From: State of Ohio Board of Pharmacy [mailto:NoReply@Pharmacy.ohio.gov]

Sent: Tuesday, December 19, 2017 3:00 PM

To: Adam Thomarios

Subject: Important Final Reminder Regarding Application Corrections

As a reminder, the amendment period for a Provisional Medical Marijuana Dispensary Application concludes at 8 a.m. ET on Wednesday, December 20, 2017. Applications will be evaluated and considered for a Provisional Dispensary License in the condition in which the applications exist at https://medicalmarijuana.ohio.gov/application at 8:00 a.m. tomorrow.

If you make any changes to a paid application, your final step in submitting the application must be to go to the "Required Field Verification" link on the left-hand column of the application to confirm all required fields have been populated. If you choose to make no changes, this step is not necessary.

Please contact MMCP@Pharmacy.Ohio.gov with any technical questions.

-MMCP Staff

Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.

FOREST

THE FOREST LAKEWOOD, LLC

LAKEWOOD PLANNING COMMISSION MEETING JANUARY 4TH, 2018

The Forest Lakewood 15408 Madison Ave



Not All Applicants are Created Equal

• TFL's management team recently scored #8 out of 109 total applicants, and was awarded a Provisional Level 1 Cultivation License (Standard Wellness Company, LLC)

Lakewood's Pioneering Role

- Only five licenses will be approved countywide
- There are 55 applicants for these 5 Dispensary Licenses; winners will be selected based on a rigorous review of Security, Operating, Business and Patient Care plans

2

The Forest Lakewood Patients



2018 Estimates

- 30 patients per day
 - = 2.1 patients per hour
 - = 0.5 patients in store, on average
 - = 15 minute average visit
- 4-5 employees in store

2019 Estimates

- 48 patients per day
 - = 3.4 patients per hour
 - = 0.9 patients in store, on average
 - = 15 minute average visit
- 5-7 employees in store

Source: Marijuana Policy Group, TFO Estimates

3

The Forest Lakewood Patients

FOREST

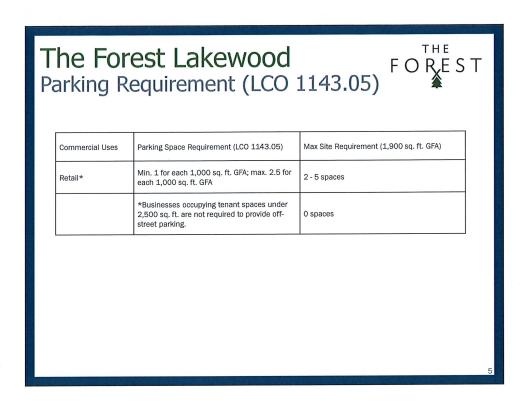
- \$88 average transaction
- Patients do not fit the outdated stereotypes
- 50%+ are over 51 years old
- 90%+ are over 30 years old
- Patients with qualifying conditions are a small subset of the general population

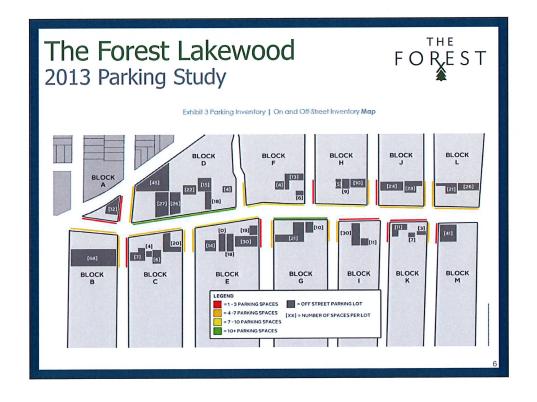
Qualifying Patients Applying for a Medical Cannabis Registry Identification Card



Age of Qualifying Patients Submitting Applications







The Forest Lakewood 2013 Parking Study: Conditions



- "The general perception of overcrowding is dispelled by the data"
- On average, there are 25 available parking spots in service to the proposed location
 - Block F the proposed location, and adjacent Blocks D, E, G and H
- Private parking on Block F alone is only 43% utilized.
 - 10 spots are regularly available

The Forest Lakewood Parking Plan



- Six off street parking spaces in rear
 - Vacate the upstairs residential units guarantees 6 spaces 24 hours/day
 - ADA access and parking available off street and on street.
- Ample on street parking on subject block and adjacent block
- Public lot one block away (350 ft, or 140 steps) averages 10 open spots.
- Employee parking encouraged at lot 1,000 feet away, or at Planning Commission recommendation.

8





The Forest Lakewood



The Forest Lakewood Security Plan



- Submitted to Planning Commission, Police Chief, and State Board of Pharmacy
- Director of Security, David Beckett @ Security Grade, has designed and installed over 100 security systems for the regulated MMJ industry
- Chief Compliance Officer, Patrick McManamon @ Cannasure, has provided insurance services to over 1,000 MMJ businesses in 20+ states since 2010
- Management Team & Consultants received 20/20 score from Dept of Commerce on Cultivation Security Plans (Standard Wellness Company)



where design and business converge

11724 Detroit Avenue, Lakewood, OH 44107

January 4, 2018

Katelyn Millius City of Lakewood, Ohio Planning Commission 12650 Detroit Avenue Lakewood, OH 44107

Re: Docket No. 01-01-18 11730 Detroit Ave

Reidy Bros. & Flanigan Furn. Co.

Ms. Millius,

I, Dr. Milan Milasinovic, owner and President of Virginia Marti Inc. Dba VMCAD, give my permission to Dennis Marti and Heather Rudge to act as agents in regards to the above mentioned docket item. VMCAD has requested the Reidy Bros. & Flanigan building to be considered for Lakewood's Landmark Status.

Sincerely,

Dr. Milan Milasinovic

President VMCAD





Excellence Since 1972

United Readers' Service

13400 Madison Avenue Lakewood, Ohio 44107

Call Us Toll Free at:

1-800-233-6454 1-216-228-1056

FAX 1-216-228-4264

Date:

01/02/2018 11:57

1-2-18

FAX COVER SHEET

To:	KATELYN	214-52	9 - 5907
Firm: _	LAKINUUD	- Planning	
Sender's	s Name:	Anthory	
✓ TOTAL	NUMBER OF PAGES SENT,	INCLUDING THIS TRANSMITTA	AL LETTER:

Comments:

Rujuusian Survey

1415 E. 286th Street Wickliffe, Ohio 44092 W mosteen.com P 800.250.3451 F 800.897.9722

KARANTER ER SENENNE BERKEN ER SE ER STANTEN BERKEN.

PREPARED FOR:

CAVITCH, FAMILO & DURKIN CO. LPA

AND THE RESEARCH STORES SERVER SERVER

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WORK:

None Observed

STREET IMPROVEMENTS: None Apparent

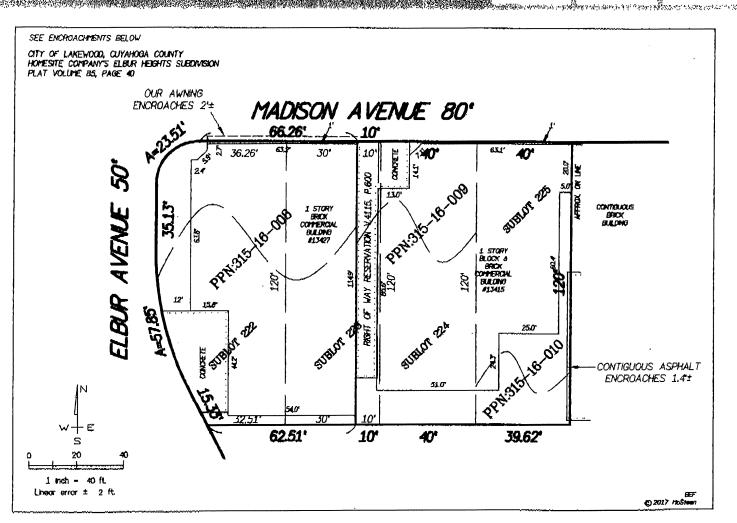
TITLE CO. FILE #:

PROPERTY ADDRESS: 13425-13429 MADISON

AVENUE, LAKEWOOD, OH 44107

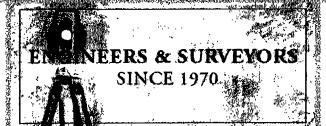
DATE: 08/31/17 TIME: 12:50 PM # FILE #: 490139

CONTROL OF SECURIOR CONTROL CONTRACTOR CONTROL CONTROL



McSteen
Proudly Surveying all 88 Ohio

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BANGKAN KANGGAN BANGAN BANG THIS SURVEY IS A MORTGAGE LOCATION SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-38, OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. A MORTGAGE LOCATION SURVEY DOES NOT LOCATE OR DETERMINE BOUNDARY LINES AND IS INTENDED FOR LENDING AND UNDERWRITING PURPOSES ONLY, ANY OTHER USE OF THIS SURVEY IS UNAUTHORIZED, AND THE USER ASSUMES ALL RISK. LIABILITY FOR THIS SURVEY IS LIMITED TO FEES CHARGED IN PREPARATION. TO THE REPORT OF THE AND ADDRESS OF THE ACT Phone (800) 250-3451

Fax (800) 897-9722

www.McSteen.com

McSteen

LAND SURVEYORS

Phone (800) 250-3451

www.McSteen.com

Fax (800) 897-9722

Date: Friday, September 8, 2017

CAVITCH, FAMILO & DURKIN CO, LPA 1300 EAST 9TH STREET 20TH FLOOR CLEVELAND OH 44114

Contact Names: MARGUERITE CROUGH

Title Order #:

Buyer:

Property:

13425-13429 MADISON AVENUE

LAKEWOOD, OH 44107

McSteen #:

490139

Amount Due: \$750.00

Please Remit Payment To:

McSteen & Associates, Inc. 1415 East 286th Street Wickliffe, OH 44092

Thank you for using McSteen for your Surveying needs.

LIMITED WARRANTY DEED

Statutory Form Section 5302.07 O.R.C.

KNOW ALL MEN BY THESE PRESENTS, that AHA DEVELOPMENT I, LLC, an Ohio limited liability company (the "Grantor"), whose tax mail address is 2860 Detroit Avenue #322, Cleveland, Ohio, 44113, for valuable consideration paid, hereby grants with limited warranty covenants to Sunshine Development Corporation, an Ohio corporation (the "Grantee"), whose tax mailing address is 13400 Madison Avenue, Lakewood, Ohio, 44107, certain real property located at 13425-13429 Madison Avenue, Lakewood, Ohio, 44107, and more particularly described on Exhibit A, attached hereto and incorporated by reference herein.

Permanent Parcel Number:

315-16-008

Street Addresses:

13425-13429 Madison Avenue

Lakewood, Ohio, 44107

Prior Instrument Reference:

201206260094

SUBJECT, HOWEVER, to (i) real estate taxes and assessments which are a lien but not yet due and payable, (ii) easements, encroachments, restrictions, rights of way, and other non-monetary liens of record, and (iii) zoning, building, and other similar restrictions.

IN WITNESS WHEREOF, James D. Asimes, Principal and member of AHA DEVELOPMENT I, LLC, has executed this Limited Warranty Deed on September 8, 2017.

James D. Asimes, Principal and Member

AHA DEVELOPMENT I, LLC

STATE OF OHIO

SS:

COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named AHA DEVELOPMENT I, LLC, by James D. Asimes, its Principal, who acknowledged that he did sign the foregoing instrument and that the same is his free act and demand the same is his free a

KIMBERLY A. CAMPBELL NOTARY PUBLIC FOR THE

STATE OF OHIO
My Commission Expires

Ndtary Public

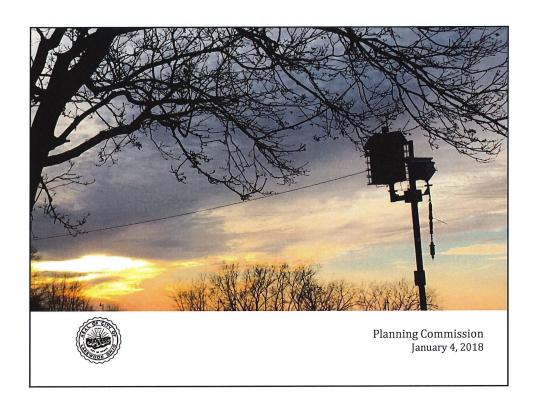
2/14/2022

EXHIBIT A

DEMISED PREMISES

Situated in the City of Lakewood, County of Cuyahoga, and State of Ohio and known as being all of Sublot No. 222 and the Westerly 30 feet of Sublot No. 223 in The Homesite Co.,'s Elbur Heights Subdivision of part of Original Rockport Township Section No. 20, as shown by the recorded plat in Volume 65 of Maps, Page 40 of Cuyahoga County Records. Said sublot No. 222 and said part of said Sublot No. 223 together forming a parcel of land having a frontage of 66.26 feet on the Southerly Side of Madison Avenue, a frontage of 23.51 feet on the curved turnout between said Southerly line of Madison and the Easterly line of Elbur Avenue and extending back 108.31 feet on the Westerly line which is also the Easterly line of Elbur Avenue, 120 feet on the Easterly line and having a rear line of 62.51 feet as appears by said plat, be the same more or less, but subject to all legal highways.

PPN: 315-16-008



Request- Defer

The review and approval of a Conditional Use in order to operate the Ohio Wellness LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

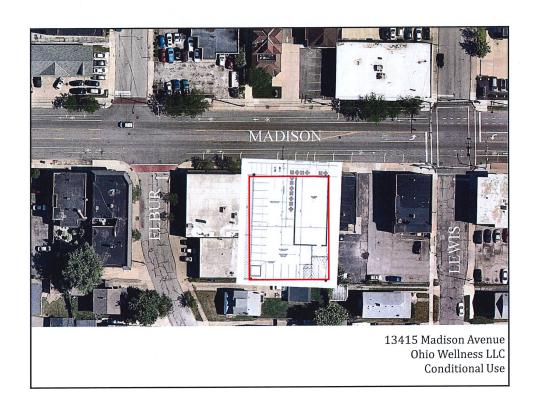
13415 Madison Avenue Ohio Wellness LLC Conditional Use

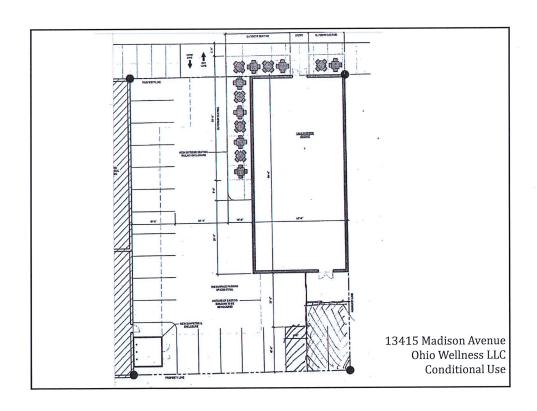
CHAPTER 1165 Outside of 500' buffer zone. Within 1,000' of another approved conditional use permit. 1165.05 Commission may require an off-street parking plan.

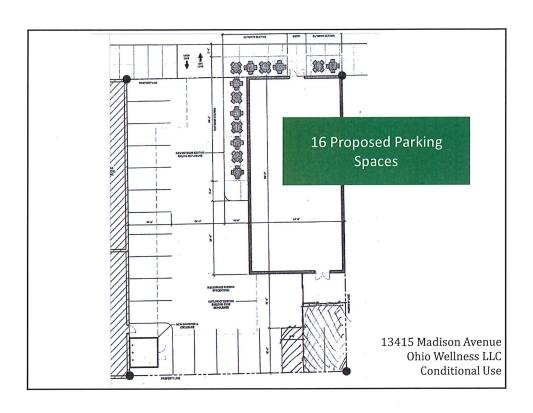


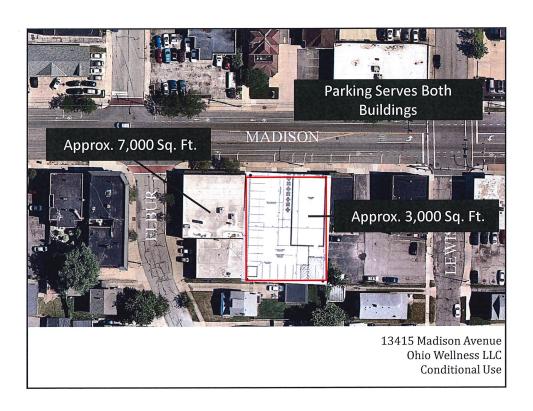


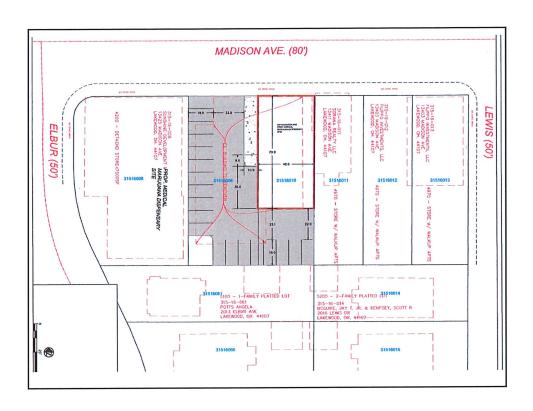


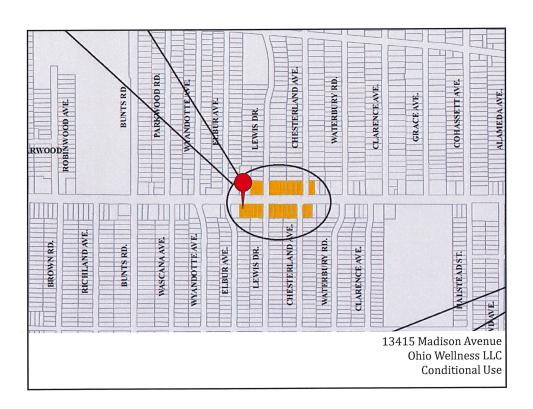


















Recommended Conditions of Approval

- The security plan is approved by the Chief of Police,
- A security guard will be onsite for all operating hours,
- The building is renovated to code with ABR approval and signage is ABR approved,
- There is an appropriate parking plan on file,
- Comply with all city business licensing requirements,
- Compliant with all state codes and licenses granted,
- Mandatory one year annual review,
- Mandatory one year annual review,
 The Conditional Use permit will be automatically revoked if any applicant to whom the Commission previously granted a conditional use permit for a medical marijuana dispensary: 1. has obtained both a state dispensary license and a local dispensary license; and

 - 2 would have its dispensary located within 1,000 feet of the dispensary to be operated by this applicant.

13415 Madison Avenue Ohio Wellness LLC Conditional Use

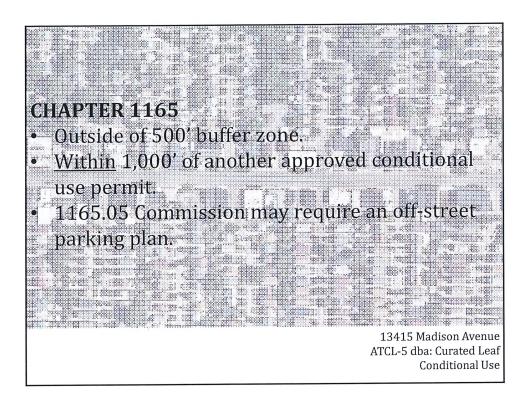
Request
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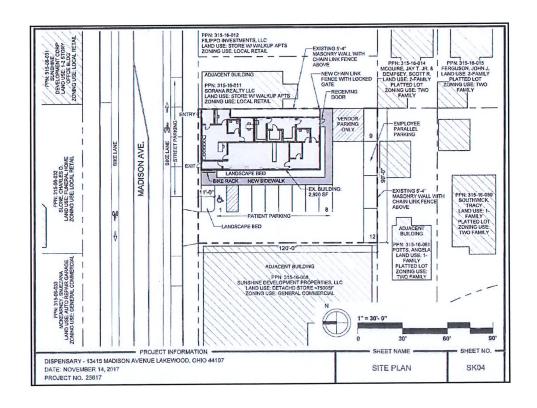
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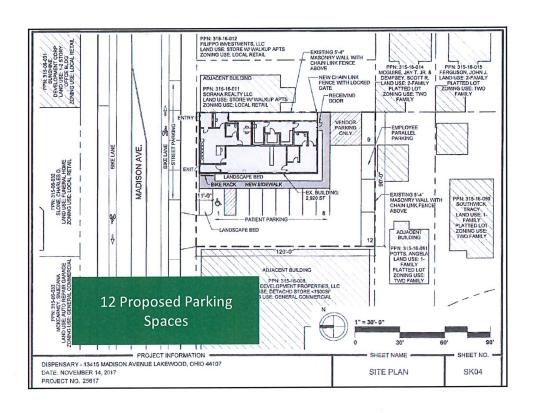
Request - Defer

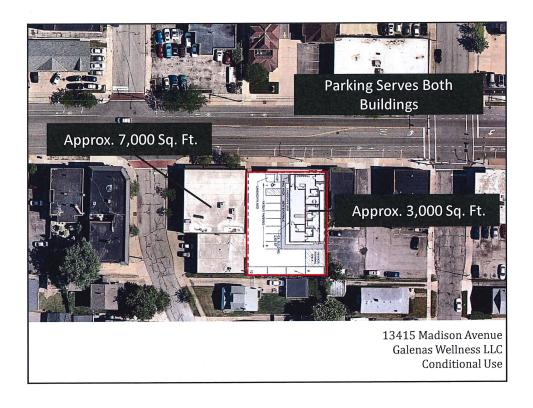
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> 13415 Madison Avenue ATCL-5 dba: Curated Leaf Conditional Use















Recommended Conditions of Approval

- The security plan is approved by the Chief of Police,
- A security guard will be onsite for all operating hours,
- The building is renovated to code with ABR approval and signage is ABR approved,
- There is an appropriate parking plan on file,
- Comply with all city business licensing requirements,
- Compliant with all state codes and licenses granted,
- Mandatory one year annual review.

 The Conditional Use permit will be automatically revoked if any applicant to whom the Commission previously granted a conditional use permit for a medical marijuana dispensary: 1. has obtained both a state dispensary license and a local dispensary license; and

 - 2. would have its dispensary located within 1,000 feet of the dispensary to be operated by this applicant

13415 Madison Avenue ATCL-5 dba: Curated Leaf Conditional Use

Request- Defer

The review and approval of a Conditional Use in order to operate the ATCL 5 dba Curated Leaf medical marijuana business approximately 2,920 sq. ft. with 12 parking spaces on site; pursuant to Section 1129.02 principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

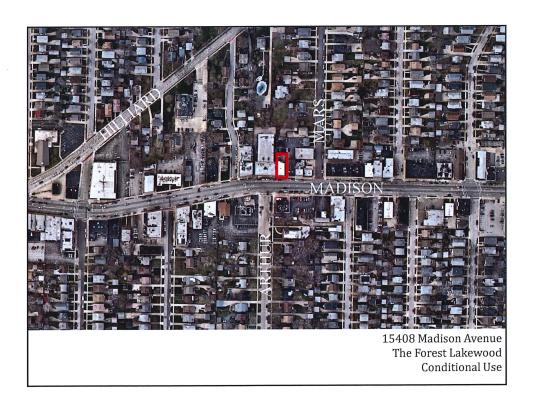
13415 Madison Avenue ATCL-5 dba: Curated Leaf Conditional Use

Request

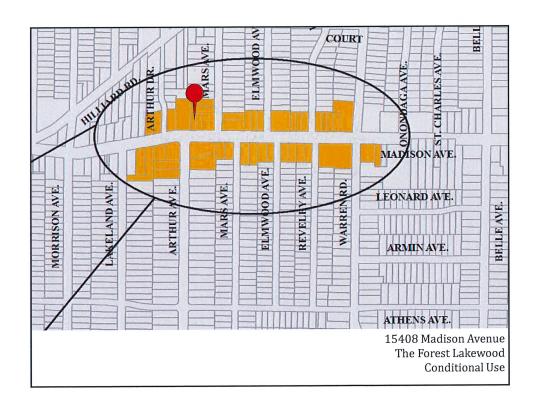
The review and approval of a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district.

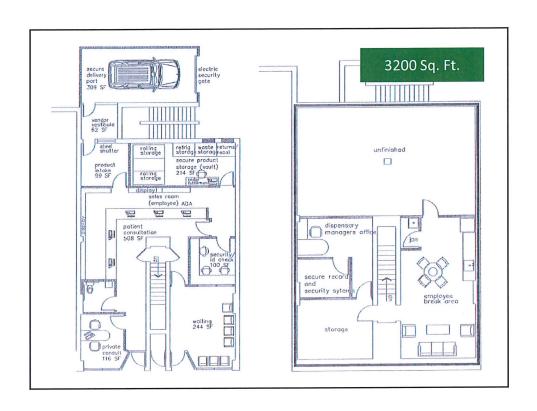
15408 Madison Avenue The Forest Lakewood Conditional Use

CHAPTER 1165 • Outside of 500' buffer zone. • Not within 1,000' of another approved conditional use permit. • 1165.05 Commission may require an off-street parking plan. 15408 Madison Avenue The Forest Lakewood Conditional Use







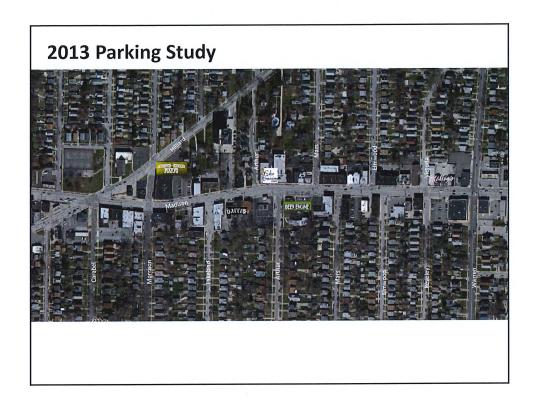


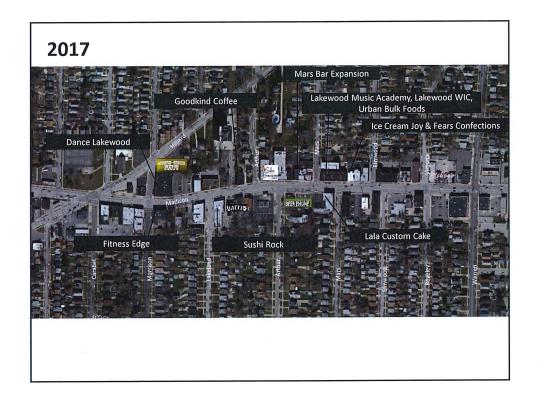


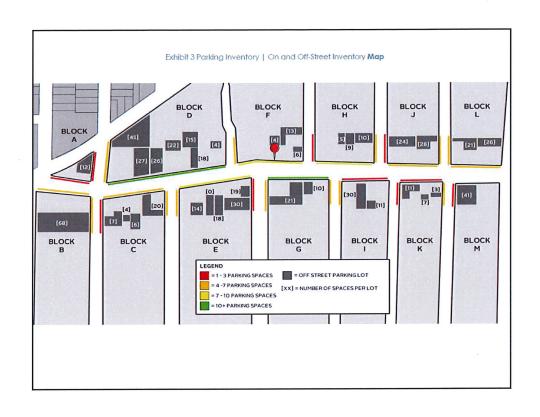
The Forest Lakewood, LLC will see approximately 250-350 patients per day and anticipates that 90%+ will be over 30 years old and 50%+ will be over 51 years old. The average transaction will be approximately \$88. Each patient spends about 20 minutes on site – including check-in with security and one-on-one consultation with dispensary employee. The Forest Lakewood, LLC expects to hire 10-20 employees.

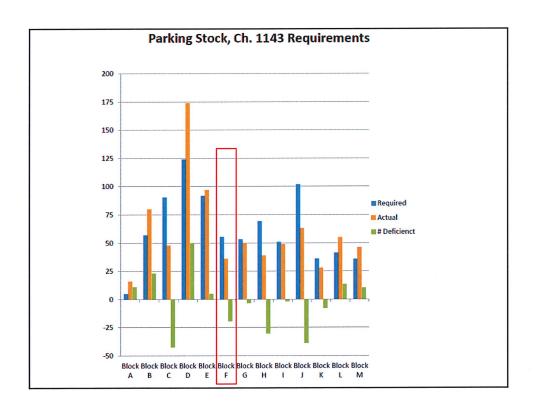


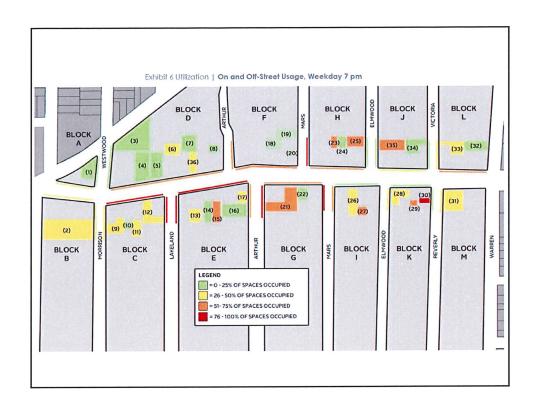


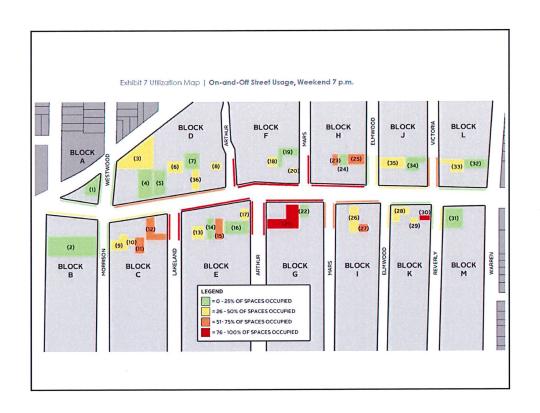


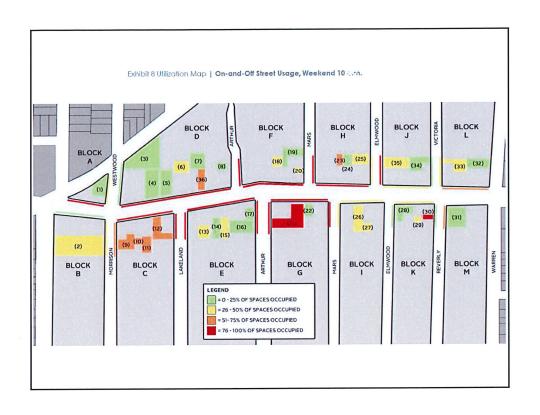




















Request The review and approval of a Conditional Use in order to operate The Forest Lakewood, LLC medical marijuana business; pursuant to Section 1129.02 - principal and conditional permitted uses. The property is located in a C2 - Commercial, Retail district. 15408 Madison Avenue The Forest Lakewood Conditional Use

Request

1134.03(b): Nomination of a Historic Property

The Heritage Advisory Board may propose to the Commission nominations of a building as an HP. Proposals for nomination must be on one or more standard publicly available forms promulgated by the Heritage Advisory Board. A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

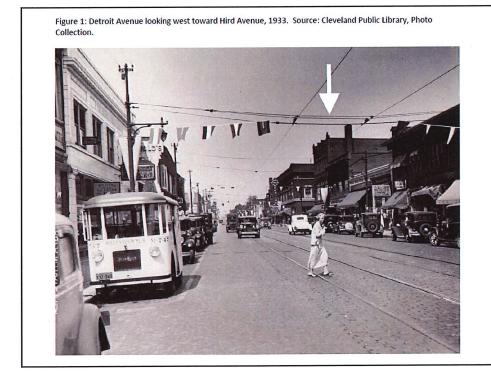
11730 Detroit Avenue Reidy Bros. & Flanagan Furniture Co. Nomination for Historic Property

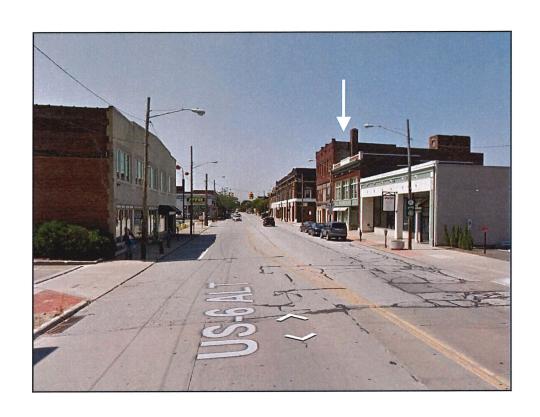


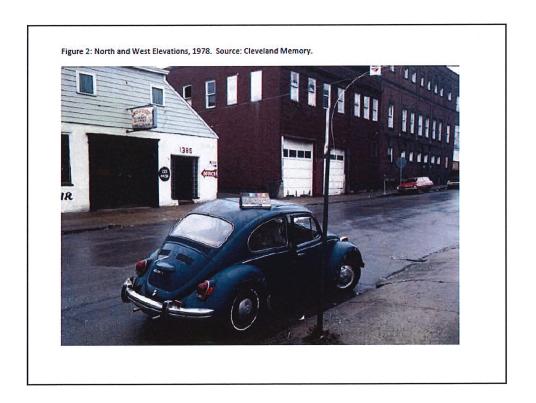
11730 Detroit Avenue Reidy Bros. & Flanagan Furniture Co. Nomination for Historic Property



11730 Detroit Avenue Reidy Bros. & Flanagan Furniture Co. Nomination for Historic Property





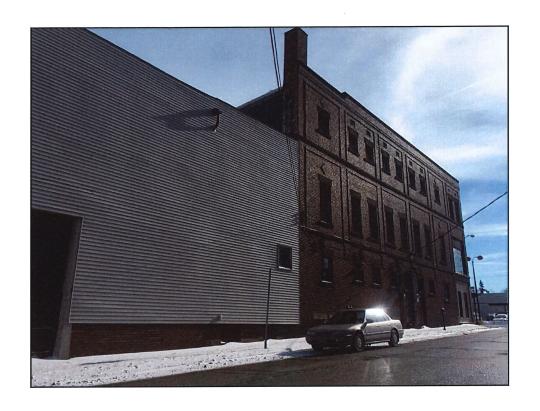




Considerations for Nomination: (Check all that apply to the property) (1) Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States; (3) Associated with a person or persons who significantly contributed to the historic development of the City; (4) Exemplifies the cultural, economic, social, archeological, or historic heritage of the City; [(5) Reflects the environment of a group of people in an era of history characterized by a distinctive architectural style: (6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style: [(7) The work of an architect or master builder whose individual work has influenced the development of the City; [7] (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural style or technological innovation: (9) Possesses a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City; [10] The likelihood of yielding information important to the understanding of prehistory or history. Additional Considerations: (Must meet both for eligibility) (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character. (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time. 11730 Detroit Avenue Reidy Bros. & Flanagan Furniture Co. Nomination for Historic Property







Request

1134.03(b): Nomination of a Historic Property

The Heritage Advisory Board may propose to the Commission nominations of a building as an HP. Proposals for nomination must be on one or more standard publicly available forms promulgated by the Heritage Advisory Board. A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

11730 Detroit Avenue Reidy Bros. & Flanagan Furniture Co. Nomination for Historic Property

Request The review and approval of a Conditional Use for an outdoor dining facility pursuant to Section 1129.02 Principal and Conditional Permitted Uses, and 1161.03(t) Outdoor/Seasonal Dining. 13429 Madison Avenue EuroGyro Conditional Use Outdoor Dining

[7] The total number of seats for the Outdoor/Seasonal Dining Facility shall not exceed 25% of the maximum number of previously approved indoor seats for the Restaurant Use. (10) The Outdoor/Seasonal Dining Facility must have adequate illumination during evening hours in accordance with the Outdoor Dining Design Guidelines. (14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Priday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. Where the Outdoor/Seasonal Dining Facility is located entirely on private property, it may be permitted to operate year-round upon approval of the Planning Commission [15] Outside entertainment, shall only be permitted in an Outdoor/Seasonal Dining Facility pursuant to Chapter 515 of the Ordinances of the City. The Planning Commission may 🚃 🚃 prohibit or provide for other restrictions and conditions related to such entertainment as it deems necessary to protect the surrounding neighborhood. 13429 Madison Avenue EuroGyro Conditional Use Outdoor Dining

